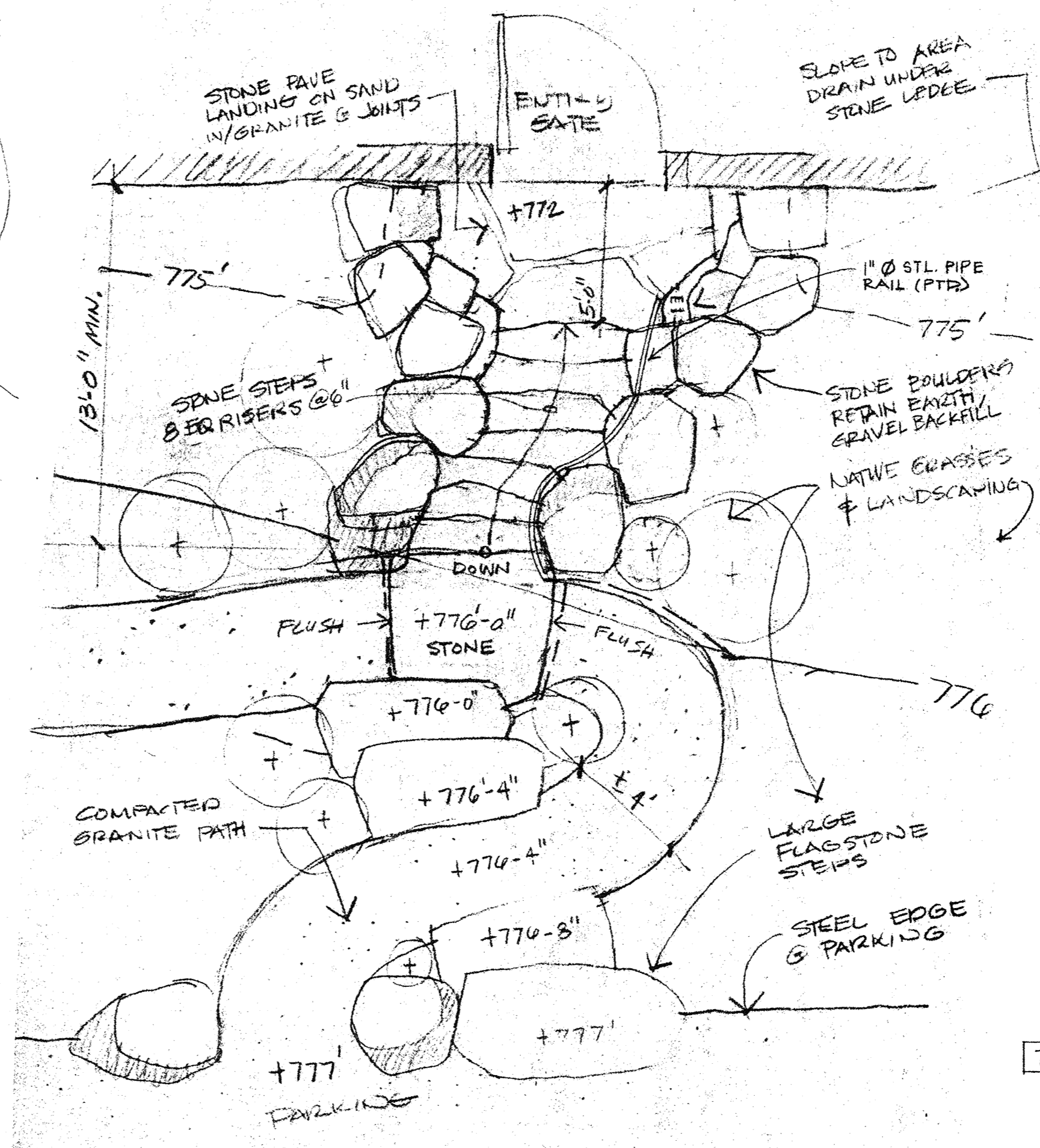
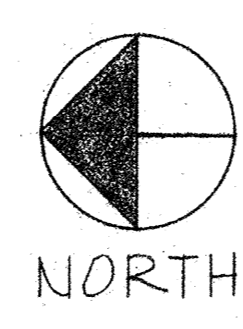
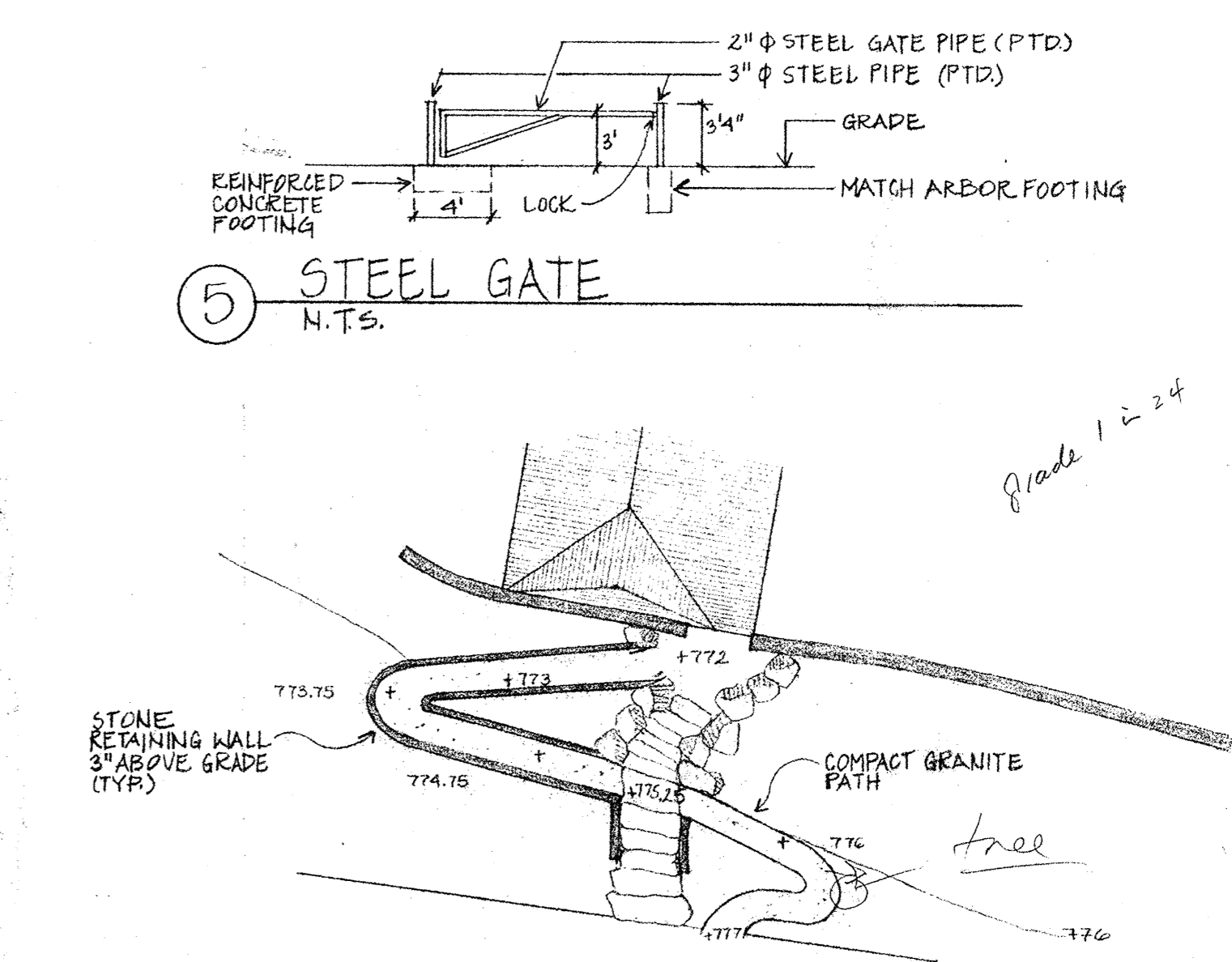


1 SITE PLAN  
SCALE: 1"=20'-0"

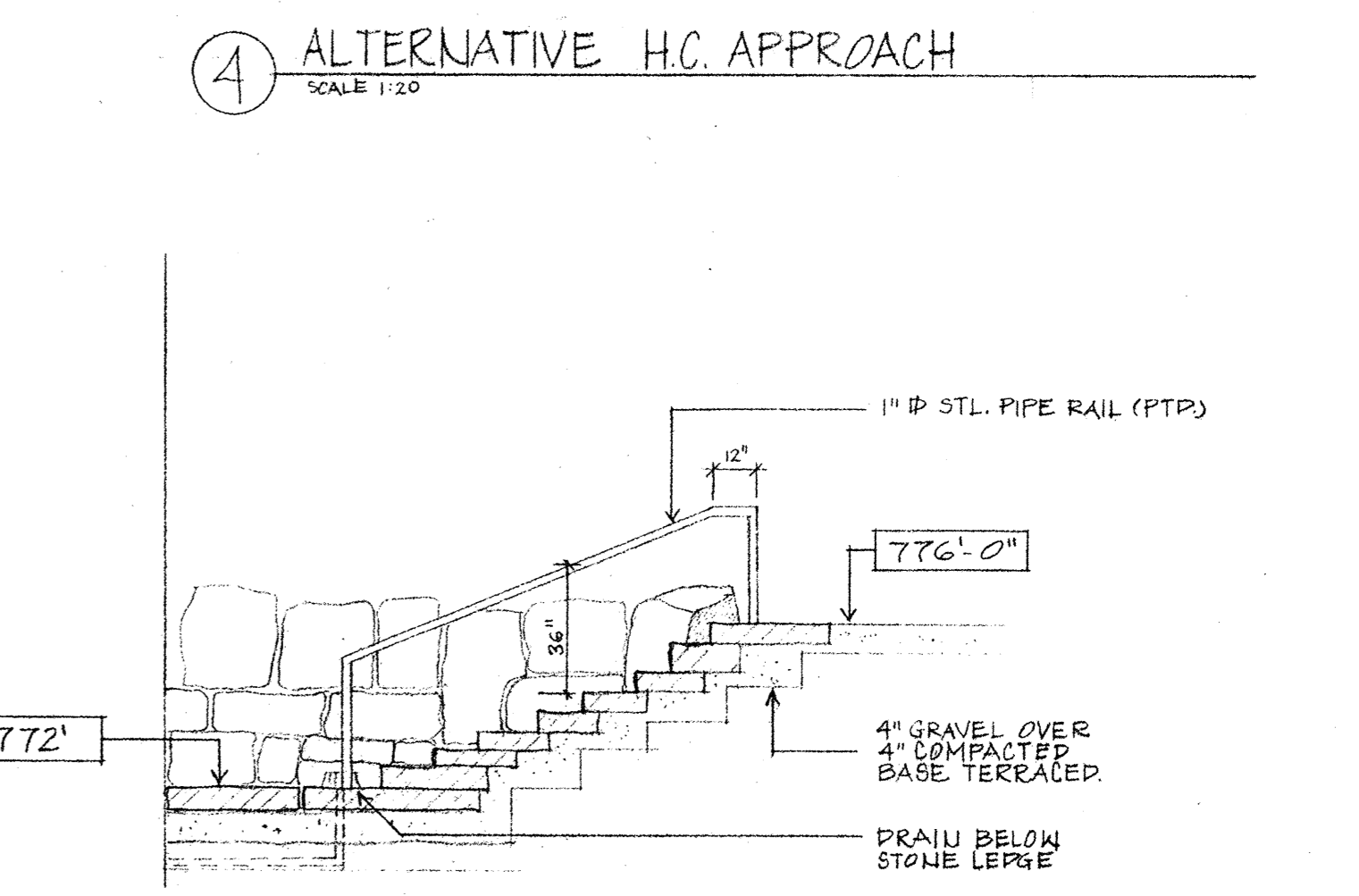
LOT 22, BLOCK A, NCB 8695,  
SAVE AND EXCEPT LOT 25,  
BLOCK A, N.C.B. 8695, SAN ANTONIO,  
BEXAR COUNTY, TEXAS



2 ENTRY WALK  
SCALE: 1/4"=1'-0"



5 STEEL GATE  
N.T.S.

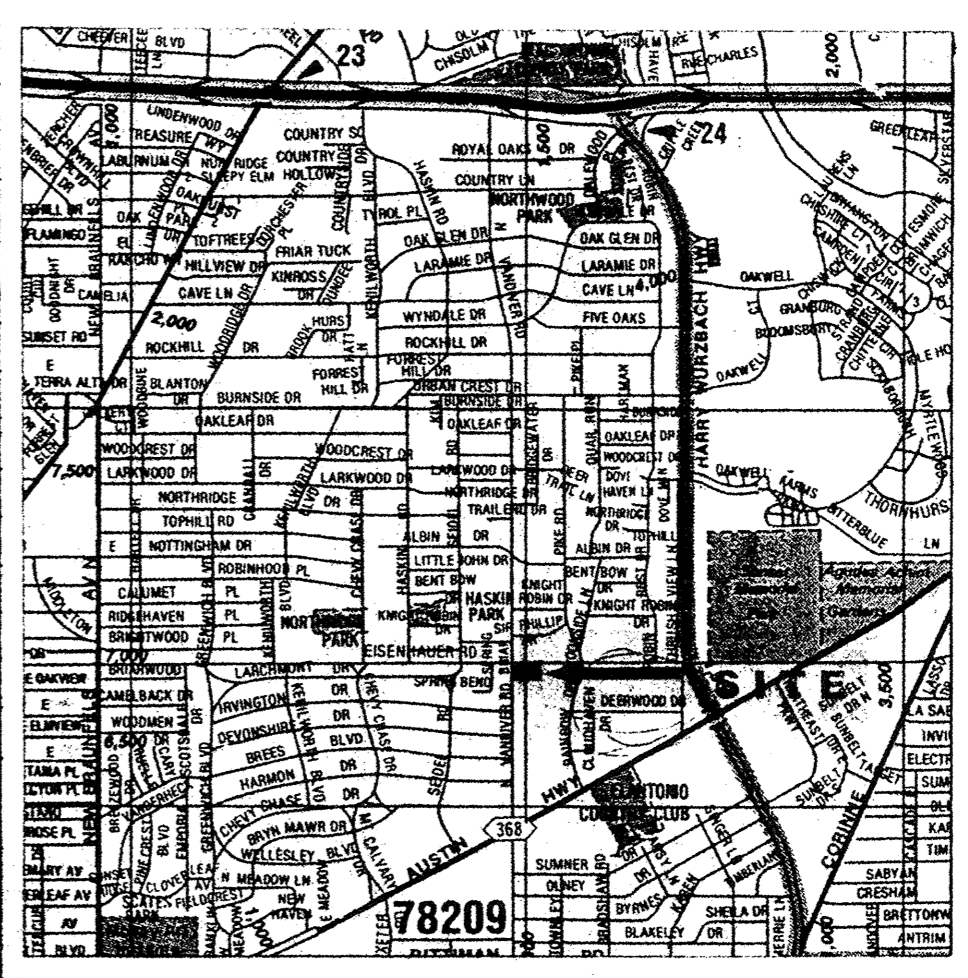


4 ALTERNATIVE H.C. APPROACH  
SCALE: 1/20

3 SECTION @ ENTRY WALK  
SCALE: 1/4"=1'-0"

LEGEND	
	EXISTING TREE
	NEW TREE
	UNDER GROUND ELEC. LINE
	FENCE
	EXISTING GRADE
	ADJUSTED GRADE
	COMPACTED GRANITE OVER COMPACTED BASE MTL. AS SPEC'D
	TELEPHONE
	AREA DRAIN LINE

INDEX OF DRAWINGS	
SHEET	DESCRIPTION
A-1.0	SITE PLAN
A-1.2	FLOOR PLAN
A-2.0	ELEVATIONS
A-3.0	SECTIONS / DETAILS
A-4.0	INTERIOR ELEVATIONS
A-5.0	SCHEDULES
A-6.0	DETAILS
A-7.0	FRAMING ROOF PLAN
E-1	ELECTRICAL LAYOUT
S-1	STRUCTURAL
S-2	STRUCTURAL



SITE LOCATION MAP

DATE ISSUED FOR

PRICING SET

ARCHITECTS INC.

LAKE FLATO

311 3RD STREET SUITE 200  
SAN ANTONIO, TEXAS 78205  
PH 210.227.3335 (P) 210.224.9515

FRIENDS MEETING  
SAN ANTONIO, TX

SHEET CONTENTS

ISSUED FOR PRICING

DRAWN

CHECKED

APPROVED

DATE 8-3-99

SHEET NO.

A-1.0

OF SHEETS

STATE OF TEXAS  
COUNTY OF BEXAR  
THE OWNER OF THE  
AND WHOSE NAME  
HEREBY DECLARES

*H. F. Stache, Jr.*  
H. FRED STACHE, JR. PRE.

STATE OF TEXAS  
COUNTY OF BEXAR  
THE OWNER OF THE LAND SHOWN ON  
AND IN PERSON OR THROUGH A GUY  
WAS MADE FROM AN ACTUAL SURVEY  
THE STREETS ALLEYS PARKS WATER  
THERON SHOWN FOR THE PURPOSES

*H. F. Stache, Jr.*  
H. FRED STACHE, JR. PRE.

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME THE UNDERSIGNED BOTH  
H. FRED STACHE, JR.  
WHOSE NAME IS SUBSCRIBED TO THE  
THAT HE EXECUTED THE SAME AS  
EXPRESSED AND IN THE CAPACITY IN  
GIVEN UNDER MY HAND AND SEAL OF  
A D. 1970

STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT THE PLAT  
ACTUAL SURVEY OF THE PROPERTY IN

SHOWN TO AND SUBSCRIBED BEFORE  
A D. 1970

STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT THE PLAT  
TO THE MATTERS OF STREETS ALLEYS

WAS MADE TO AND SUBSCRIBED BEFORE  
A D. 1970

THE DIRECTOR OF PUBLIC WORKS OF  
THIS JURISDICTION PLAT CONFORMS TO  
THOSE AS TO WHICH THIS APPROVAL IS  
GIVEN

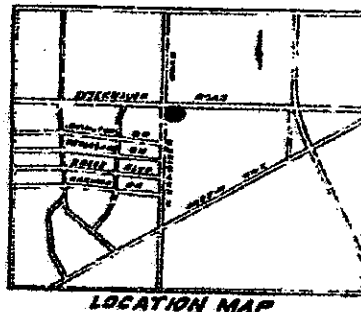
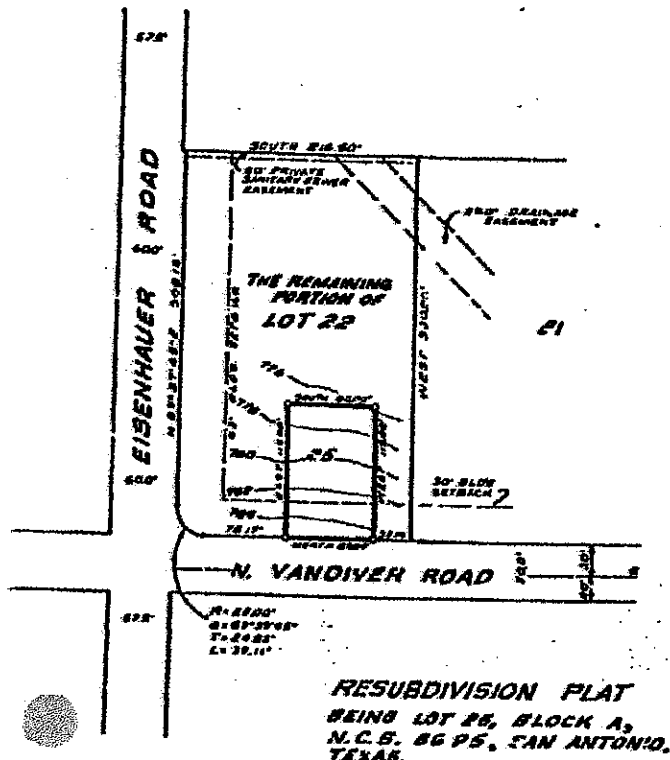
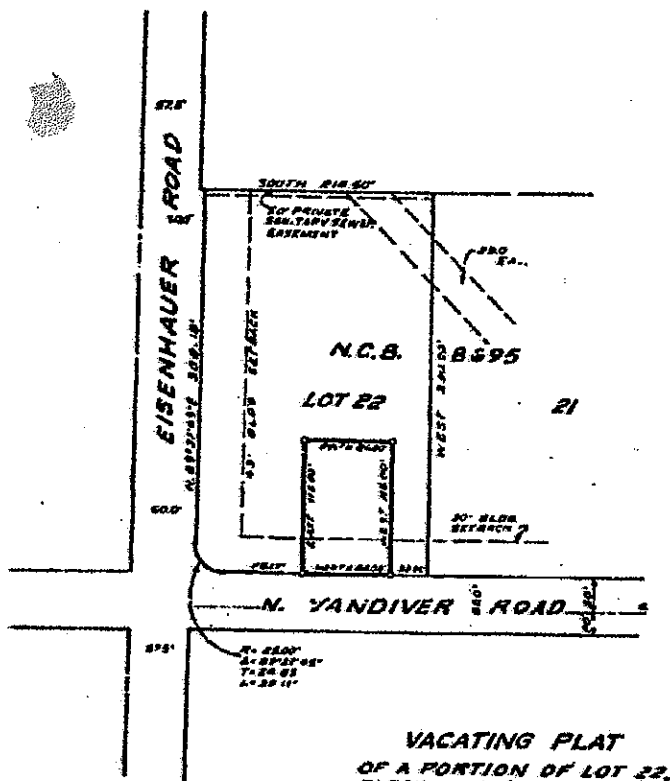
THIS PLAT ON *Stache*  
SUBMITTED TO AND CONSIDERED BY  
AND WHOSE NAME IS SUBSCRIBED  
DATED THIS *4th* DAY OF  
THE PLANNING COMMISSION OF THE CITY

*2B*

STATE OF TEXAS  
COUNTY OF BEXAR

THAT THE FOLLOWING INSTRUMENT OF  
WAS FILED FOR RECORD IN MY OFFICE  
A D. 1970 BY *STACHE* AND *DAWSON*  
A D. 1970 BY *STACHE* AND *DAWSON*  
OF BEXAR COUNTY TEXAS

IN WITNESS WHEREOF I HAVE SET MY  
HAND AT

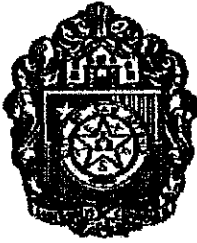


PAPE - DAWSON  
CONSULTING ENGINEERS  
SAN ANTONIO TEXAS

NOTE:  
IRON PINS SET AT ALL CORNERS

FILED FOR RECORD Dec. 22 A.D. 1970 at 1:32 o'clock P.M.  
Recorded & Indexed Date 12 A.D. 1970 at 1:32 o'clock P.M.  
JAMES W. KNIGHT  
County Clerk, Bexar County, Texas

By *James W. Knight* Deputy



City of San Antonio  
New  
**Vested Rights Permit**  
**APPLICATION**

COPY

Permit File: # 04-12-043  
Assigned by city staff

Date: \_\_\_\_\_

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete this application and attach 2 maps of the property and 2 sets of all supporting documents.

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

Owner/Agent: Friends Meeting of San Antonio Phone: 210-828-1513 Fax: 210-828-1599  
(Clerk)

Address: 7052 N. Vandiver San Antonio TX Zip code: 78209

Engineer/Surveyor: S&C Surveyors Phone: 210-490-9963 Fax: 210-490-0820

Address: 12915 Jones Maltzberger Ste 401 Zip code: TX 78247  
'S.A.

1. Name of Project: Building Friends Meeting house
2. Site location or address of Project: 7052 N. Vandiver, S. Antonio  
Lot 22, Block A, NCB 8695 C. 19 of  
San Antonio
3. Council District 10 ETJ \_\_\_\_\_ Over Edward's Aquifer Recharge? ( ) yes (x) no

4. What is the specific purpose of this Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.

See attached

5. What is the date the applicant claims rights vested for this Project? 03-29-2000
6. What, if any, construction or related actions have taken place on the property since that date?  
Construction of Phase I of the Meetinghouse

7. By what means does the applicant claim rights vested for this Project? Please specify all that may be applicable.

• **PERMIT**

Type of Permit: Building Date of Application: 11.22.99

Permit Number: 037498 Date issued: 03.29.2000

Expiration Date: None Acreage: 1.43

• **MASTER DEVELOPMENT PLAN (MDP) (Formerly POADP)\***

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: \_\_\_\_\_ # \_\_\_\_\_

Date accepted: \_\_\_\_\_ Expiration Date: \_\_\_\_\_ MDP Size: \_\_\_\_\_ acres

• **P.U.D. PLAN**

Name: \_\_\_\_\_ # \_\_\_\_\_

Date accepted: \_\_\_\_\_

• **Plat Application**

Plat Name: \_\_\_\_\_ Plat # \_\_\_\_\_ Acreage: \_\_\_\_\_

Date submitted: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

(Note: Plat must be approved within 18 months of application submittal date).

• **Approved Plat**

Plat Name: \_\_\_\_\_ Plat # \_\_\_\_\_ Acreage: \_\_\_\_\_ Approval

Date: \_\_\_\_\_ Plat recording Date: \_\_\_\_\_ Expiration Date: \_\_\_\_\_ Vol./Pg. \_\_\_\_\_

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

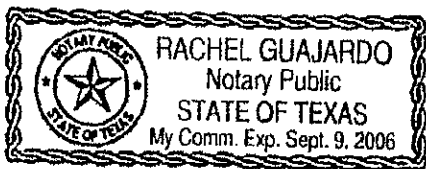
• **Other**

**NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.**

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: Kenneth E. Southwood Signature: [Signature] Date: 10.24.03

Sworn to and subscribed before me by Kenneth E. Southwood on this 24th day of October in the year 2003, to certify which witness my hand and seal of office.



Permit File # 04-12-093  
*Rachel Guajardo*  
Notary Public, State of Texas

City of San Antonio use

Permit File: # 04-12-093  
Assigned by city staff

Date: \_\_\_\_\_

☒ Approved

☐ Disapproved

Review By: \_\_\_\_\_

*WHL*

Date: \_\_\_\_\_

Comments:

*As of 3/29/03 as  
shown on construction  
plans approved by the  
City of San Antonio*

Vested Rights Permit Application, Item 4, Friends Meeting of San Antonio, 10.28.03

Purpose: the building of a Quaker Meetingroom (place of worship)

Type of development: single-storey hall attached to large porch of existing buildings.

Number of buildings: one.

Type of building: 34'x34' hall with two small storerooms and vestibule, 34'x8', latter within existing porch, wooden construction.

Expected uses: worship after the Quaker style and occasional use for talks, discussions, meetings, etc.

The Friends Meeting (Quakers), is building a Meetinghouse (church). The design by Lake/Flato was completed in 1999 but funds were not available to build the attached central feature, the Quaker meetingroom (sanctuary.) Building Permit #037498 was approved on 03-29-2000 for the construction of everything but the meetingroom, the plan meeting the requirements of Tree Preservation Ordinance, Chapter 35 of the City Code. For that permit the percentage of tree caliper inches to be retained was 88%, exceeding the required percentage. Later construction of the meetingroom according to the design and existing tree ordinance faced no problems. The Certificate of Occupancy #03749B for the present buildings was issued on 3-06-2001.

It is proposed to commence building the meetingroom at the end of this year. Its position is determined by the original plan, enclosed, adjoining the center of the porch at its eastern side. This position is indicated by a red A within a dotted line on this plan.

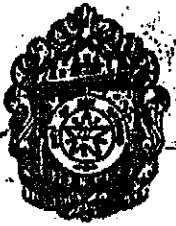
A six-trunked hackberry tree which fell outside the proposed meetingroom footprint per the 1999 plan previously approved now falls at the edge of the footprint and requires removal. This may be due to small changes in the orientation of the completed buildings and porch and in the charted position of the tree. These changes were neither noticeable nor important at the time. The building is at an angle to the boundaries and is within a much larger lot. Under the Tree Preservation Ordinance in effect at that time the hackberry tree could have been slated to be removed without penalty when the later application to build the meetingroom was made. Its precise position relative to the meetingroom was therefore unimportant.

The passing of the new Tree Preservation Ordinance 97332 on 5-8-2003 has changed the requirements. The size of the hackberry tree now makes it a Heritage tree under new Article 5 Sec. 35-523 (d) (2). Removal would require mitigation payments of around \$9,000 under Article 5 Secs. 35-523 (e) and 35-C110.

The originally submitted plans, as enclosed, indicated the relationship of the proposed meetingroom to the completed buildings and porch. The building and site design makes it infeasible to change this relationship. Our architect tells us that it is impossible to move the new building northwards away from the tree as there are doors in both the new and the existing building which would interfere with each other.



Kenneth E. Southwood, Clerk of the Trustees



**CITY OF SAN ANTONIO**  
**DEPARTMENT OF BUILDING INSPECTIONS**  
**SAN ANTONIO, TEXAS 78205**



**PERMIT**

**MUNICIPAL PLAZA BUILDING**  
**114 W. COMMERCE STREET 9th FLOOR**

**INFORMATION 207-I**  
**INSPECTION REQUEST (24 HOURS) 207-I**  
**INSPECTION STATUS 207-I**

**Date** 03-29-2000

**BUILDING PERMIT # 037498 ISSUED BY AC14700**

**Address** 07052 VANDIVER RD N BLDG 2 SUITE  
LOT: 22 & 25  
BL: A NCB: 08695 SIZE: MAP: 21708

**RESTRICTIONS / APPROVAL**  
FAA

**Use of property** COMMERCIAL  
**OCCUPANCY:** A3 **OL:** 000098 **ZONE:** R3 & B2

**Contractor** FRIENDS MEETING OF SAN ANTONIO, INC.  
DENTON-WATSON 210 828-0945  
SAN ANTONIO, TX

**PLAN 199910774**

**DESCRIPTION OF WORK AUTHORIZED:**  
MEETING ROOM BLDG/AA/06 A3/OL 98

**GROUP 12**

1	NUMBER OF UNITS
1	NUMBER OF STORIES
120000	ESTIMATED CONSTRUCTION VALUE
3039	STRUCTURE SQUARE FOOTAGE
STUCCO VENEER-----WOOD FRAME	EXTERIOR WALLS
GYPBOARD ON WOOD STUDS	INTERIOR WALLS
COMPOSITION	ROOF TYPE
VN	CONSTRUCTION TYPE
NO	ALCOHOLIC BEVERAGE
215-7785	INSPECTOR JOHN VALADEZ

**FIRE INSPECTION REQ'D**  
**BY: SAN ANTONIO FIRE DEPT.**

APPLICANT IS RESPONSIBLE FOR ENSURING NO CONSTRUCTION OR  
CONCRETE WORK OCCURS OVER OR UNDER UTILITY LINES OR WITHIN EXISTING  
ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE OR ANY OTHER UTILITY  
EASEMENTS. ISSUANCE OF A BUILDING PERMIT WILL NOT AMEND, ALTER, RELEASE,  
OR OTHERWISE AFFECT EXISTING EASEMENTS FOR UTILITIES.

FOR INFORMATION ON LOCATION OF GAS AND ELECTRIC LINES AND  
EASEMENTS, CALL CITY PUBLIC SERVICE AT 978-3500. **INITIAL:** \_\_\_\_\_

**INSPECTIONS WILL NOT BE MADE UNLESS THIS PERMIT IS DISPLAYED ON THE JOB SITE. ALL**  
**WORK MUST BE APPROVED BY A CITY INSPECTOR. ALL INSPECTIONS MUST BE REQUESTED**  
**PLUMBING, WIRING, DUCTS, REINFORCING STEEL AND STRUCTURAL FRAMEWORK SHOULD**  
**NOT BE COVERED UNTIL IT IS INSPECTED AND APPROVED.**

**TOTAL FEE \$**

558.89

**CUST.# 1635**

**SIGNATURE OF OWNER OR AGENT**

Quakers  
Religious Society of Friends

Friends Meeting of San Antonio

November 25 2003


Mr. Michael Herrera,  
Department of Planning,  
PO Box 839966  
San Antonio TX 78283-3966

Dear Mr. Herrera,

This is in reference to the application for a vested right  
submitted on October 28 by the Friends Meeting of San Antonio.

At that time I had no information regarding the inclusion of a fee.  
I now understand that payment of a fee should have accompanied the  
application. Accordingly, I enclose a check for \$160.

Sincerely,

  
Kenneth Southwood  
Clerk of Trustees

KENNETH E. SOUTHWOOD  
JANET R. SOUTHWOOD  
309 BUSBY DR. 210-828-1513  
SAN ANTONIO, TX 78209

37-652421  
1119  
2016165730

905

Date 11.25.03

Pay to the  
Order of

City of San Antonio

\$ 160 ~~00~~

one hundred sixty

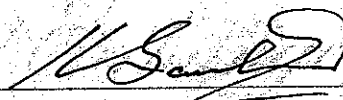
Dollars  Security Features  
Included.  
Details on Back.

P.O. Box



Wells Fargo Bank Texas, N.A.  
8700 Crown Hill Rd.  
San Antonio, TX 78209  
www.wellsfargo.com

Memo



MP

11114006591 2016165730 0905

Quakers  
Religious Society of Friends

Friends Meeting of San Antonio

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